



Connells

Long Chaulden
Hemel Hempstead



Property Description

A well presented and extended three bedroom end of terrace family home located in the sought after area of Warners End. Benefits include driveway parking, spacious rear garden, kitchen/diner, 20FT lounge, study, gas central heating and double glazing.

The property also benefits from being within easy reach to schools, shops and local amenities. CALL NOW TO BOOK A VIEWING!!

Entrance Hall

Double glazed door to front.

Study

8' 9" x 8' 8" (2.67m x 2.64m)

Double glazed window, understairs storage and radiator.

Lounge

20' 1" max x 18' 1" max (6.12m max x 5.51m max)

Double glazed window, TV point and radiator.

Kitchen

19' 8" x 10' 4" (5.99m x 3.15m)

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, electric oven and gas hob with cookerhood, radiator, double glazed window and double glazed french doors to rear.



Landing

Stairs from ground floor, access to loft and double glazed window.

Bedroom 1

11' 6" max x 10' 6" (3.51m max x 3.20m)

Double glazed window, built in storage and radiator.

Bedroom 2

10' 9" max x 9' 2" (3.28m max x 2.79m)

Double glazed window and radiator.

Bedroom 3

10' 6" x 6' plus recess (3.20m x 1.83m plus recess)

Double glazed window, radiator and over stairs storage.

Bathroom

Fitted with bath with mixer taps, shower, wash hand basin, heated towel rail, part tiling and double glazed window.

Front Garden

Driveway parking for two vehicles.

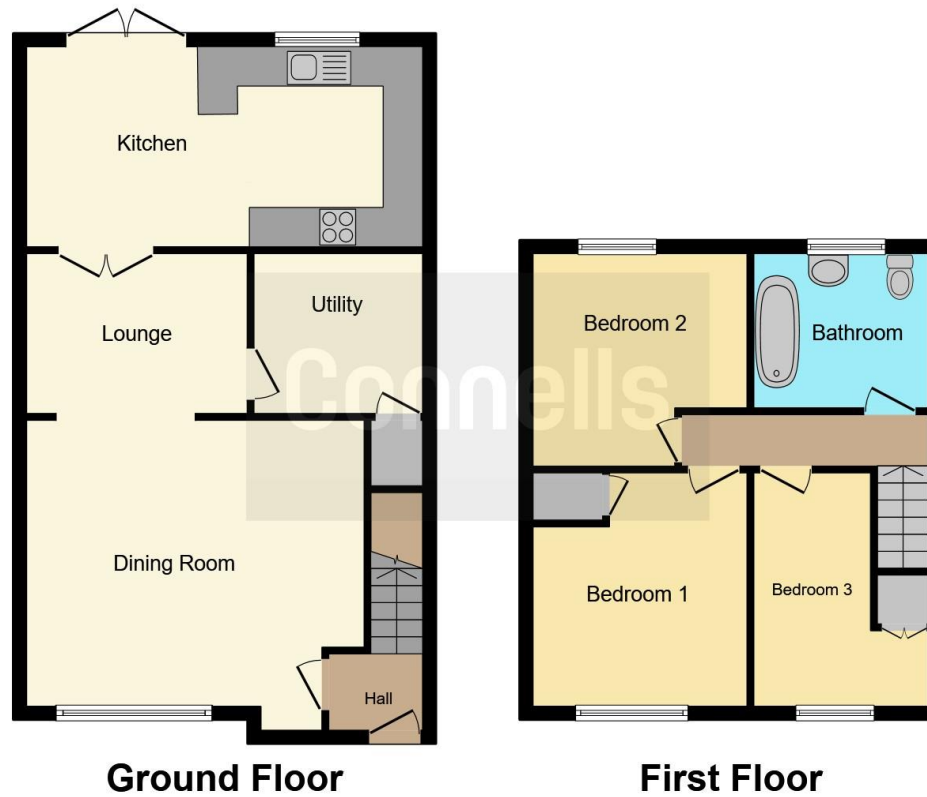
Rear Garden

Paved patio area with brick archway to lawned area and paved pathway leading to lawned area.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01442 216 633
E hemelhempstead@connells.co.uk

45 Marlowes
 HEMEL HEMPSTEAD HP1 1LD

EPC Rating: C

view this property online connells.co.uk/Property/HEM311465

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HEM311465 - 0006